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May 14, 2003 Planning Commission Meeting

Item No.

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearings

Report prepared by: Annelise Judd

Public Hearing: Yes: ☒ No: ☐

Notices Mailed On: 4-25-03

Published On: 5-1-03

Posted On: 5-2-03

TITLE: USE PERMIT-AMENDMENT (P-UA2003-8)

Proposal: Request to delete the drive-up teller/ATM service at Citibank

Location: 5 N. Milpitas Boulevard (APN 28-22-011)

RECOMMENDATION: Approval with conditions

Applicant: Attn: Keith Dacosta, CAS Architects, Inc., 1023 N. Shoreline Blvd., Mountain View, CA 94043

Property Owner: Attn: Eric Schwartz, Shapell Industries of No. Cal., 100 N. Milpitas Blvd., Milpitas, CA 95035

Previous Action(s): "S" Zone

Environmental Info: Exempt

General Plan Designation: Town Center

Present Zoning: Town Center ("TC-S")

Existing Land Use: Bank in shopping center

Agenda Sent To: Applicant & Owner
Jon, Boyes, Citicorp, One Sansome St., San Francisco, CA 94104

Attachments: Plans; 3-24-03 letter from applicant; Approved special conditions from 4-23-03 Planning Commission Subcommittee action

PJ No. 2326

BACKGROUND

The Planning Commission approved Use Permit No. 416 and related "S" Zone application for the subject bank building in 1979. The approval was for a bank with drive-up teller window service. Subsequent approvals addressed building signage and a new Automatic Teller Machine (ATM) on the building's west elevation (since removed).

On April 23, 2003, the Planning Commission Subcommittee approved a 1,100 square-foot building addition for the bank, such addition to fill in the area beneath the existing drive-thru overhang. The existing roof structure, including the sloped roof facing N. Milpitas Boulevard, will remain, as will the vehicular bypass aisle on the east side of the new building addition (beneath the sloped roof portion of the overhang). Seven additional parking spaces will be striped along the south and east sides of the building, the drive aisle will remain one-way, and the current bypass lane will become the sole vehicular exit from the east side of the building. The Subcommittee's approval was subject to eight special conditions.

Site Description

The subject site is 0.6-acre parcel located at the northwest corner of N. Milpitas and E. Calaveras Boulevards. It is part of the Beresford Square shopping center. The existing bank building encompasses approximately 5,100 square feet, with the customer entrance facing north. A one-way drive-thru aisle follows the south and east sides of the building, with the drive-thru roof overhang projecting from the building's east elevation. The drive-thru vehicular exit is at the northeast corner of the building. Additional parking exists along the north and west sides of the building. A shopping center driveway and parking lot drive aisle exist just north of the bank site.

THE APPLICATION

This Use Permit Amendment application is submitted pursuant to section 57 of the Milpitas Zoning Ordinance ("Conditional Use Permit"). The request is to delete the drive-up service that was approved with the original bank building. The original Use Permit authorized a bank with drive-up window service. The need for the use permit amendment became known when the applicant proposed to add building floor area under the existing drive-thru roof overhang, thus eliminating the drive-up teller/ATM service. The existing bank use is proposed to remain.

PROJECT DESCRIPTION

The applicant's request is to delete the drive-up window/ATM service for the bank building. The related "S" Zone (Site and Architectural review) application, approved by the Planning Commission Subcommittee on April 23, 2003, entails adding new building floor area beneath the existing drive-thru roof overhang. The resulting building configuration would eliminate the drive-up window/ATM service.

The bank would still provide Automatic Teller Machines (ATM) within the 24-hour front lobby of the building (accessed from the north elevation).

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ISSUES

Use Permit Conformance with the Milpitas General Plan and Zoning Ordinance

The building would still be operated as a bank; only the drive-thru service component would be eliminated with this amendment approval. The originally approved commercial bank use would still be in conformance with the City's General Plan and Zoning Ordinance for the Town Center district, whose purpose and intent includes business uses.

Community Impact

Elimination of the drive-thru service component is not anticipated to create any adverse impacts to the site layout or vehicular or pedestrian circulation. The existing drive-thru lane would continue to be used as a one-way vehicular aisle, accessing seven new parking spaces, mostly for employee use. Existing customer parking and vehicular circulatory aisles near the bank's main entrance would remain.

RECOMMENDATION

Close the Public Hearing. Approve Use Permit P-UA2003-8 subject to the Findings and Special Conditions listed below:

FINDINGS

1. The project is consistent with the City's General Plan and Zoning Ordinance in terms of land use for the Town Center designation, because it continues to provide a bank use, thus conforming to the district's purpose and intent regarding provision of business uses.
2. The project—elimination of the drive-up window/ATM service—at this location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety and general welfare, since it will not create adverse traffic, parking, site layout, or traffic or pedestrian conflicts.
3. The project is categorically exempt from further environmental review pursuant to Class 1, Section 15301 ("Existing Facilities"—"... permitting, ... licensing ... of existing ... private structures ... involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination") of the California Environmental Quality Act (CEQA) Guidelines, because it ...

SPECIAL CONDITIONS

1. This Use Permit approval is for the deletion of the drive-up window/ATM service at 5 N. Milpitas Boulevard. The bank use is approved to remain. (P)
2. If at the time of application for building permit, there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)

(P) = Planning Division (408) 586-3273

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NOTE TO THE APPLICANT

The following notes pertain to administration of the City codes and ordinances which are not part of the Zoning Ordinance regulations. The applicant shall not consider these notes as approval from any Department. Additional requirements may be made prior to permit issuance. These notes are provided to assist in the permit process if approval is granted.

Planning Division (For further information regarding these notes, contact Annelise Judd, 586-3273)

- a. The special conditions approved as part of the Planning Commission Subcommittee approval on April 23, 2003 apply to the bank's 1,100 square-foot building addition project (Site & Architectural Review-Amendment P-SA2003-46).

Citicorp North America, Inc.
Citicorp Realty Services

Citicorp Center
One Sansome Street
San Francisco, CA 94104

Tel 415/627-6000

March 24, 2003

City of Milpitas
Planning Division
455 E. Calaveras Blvd.
Milpitas, CA 95035

Re: "S" Zone Application for
Citibank Financial Center
Remodel and Building Addition

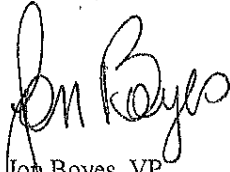
RECEIVED
MAR 27 2003
CITY OF MILPITAS
PLANNING DIVISION

Gentlemen:

Citibank (West), FSB, currently occupies a 5,100 s.f. freestanding building at 5 North Milpitas Boulevard, Milpitas, CA, in the Beresford Square shopping center. An 1,100 s.f. ground-level addition is to be constructed beneath an existing drive-through canopy on the east side of the building. The existing Drive-Up ATM machine will be eliminated. Five or six additional parking stalls will be added. The interior of the present financial center will also be remodeled as part of this project. The bank will remain in full operation during the entire course of the work, which is expected to be complete by the end of June, 2003.

Please process this application at your earliest opportunity.

Sincerely,



Jon Boyes, VP
Sr. Project Manager
Citicorp Corporate Realty Services
One Sansome Street, 7th Floor
San Francisco, CA 94104
(415) 627-6185
(415) 788-5924 (fax)

cc: Architect:
CAS
1023 N. Shoreline Blvd.
Mountain View, CA 94043
Contact: Keith DaCosta
(650) 967-6600
(650) 967-6616 (fax)

PC Subcommittee approval: 4-23-03

APPROVED SPECIAL CONDITIONS

1,100 sq. ft. building addition for Citibank, 5 N. Milpitas Blvd.

1. Prior to building permit issuance, the project plans shall include a landscape and irrigation plan for the new planter areas, to the approval of the Planning and Engineering Divisions. The planter on the north elevation shall include dense shrubbery of a tall, evergreen type, to fill in the wall space below the clerestory windows. The other planters shall incorporate low shrubbery and/or annual color. (P)
2. Prior to building final inspection, the landscaping shall be installed. (P)
3. The landscaping shall be maintained and kept in an attractive appearance in perpetuity. (P)
4. Roof-top equipment shall not exceed the height of the building parapet/roof screen. (P)
5. Prior to building permit issuance, the site plan shall be revised to show parking stall dimensions as per the Milpitas Zoning Ordinance sec. 53.22 (off-street parking table: angles and dimensions). (P)
6. The drive aisle exit path on the east side of the building addition shall maintain a minimum 10-foot clear width. (TP)
7. The issuance of building permits to implement this land use development will be suspended if necessary to stay within (1) available water supplies, or (2) the safe or allocated capacity at the San Jose/Santa Clara Water Pollution Control Plant, and will remain suspended until water and sewage capacity are available. No vested right to the issuance of a Building Permit is acquired by the approval of this land development. The foregoing provisions are a material (demand/supply) condition to this approval. (E)
8. Prior to occupancy permit issuance, the applicant shall submit evidence to the City that the following minimum refuse and recycling services have been subscribed with BFI:
 - A. Adequate level of service for trash collection. Subscribe to garbage service 1 - 2 cyd, 1x/week.
 - B. Adequate level of service for recycling services collection, not less than 1 - 1cyd, 1x/week.
 - C. Ensure that solid waste bins are out of public view or construct a trash enclosure per City guideline.After the applicant has started its business, the solid waste service shall be evaluated by BFI commercial representative to determine the adequacy of the service level. If it is found to be inadequate, the applicant shall increase the service to the level determined by the evaluation. For general information, contact BFI at (408) 432-1234. (E)

(P) = Planning Division (Annelise Judd, 408/586-3273); (TP) = Transportation Planning (Janice Nadal, 408/586-3291); (E) = Engineering Division (Mehdi Khaila, 408/586-3328).

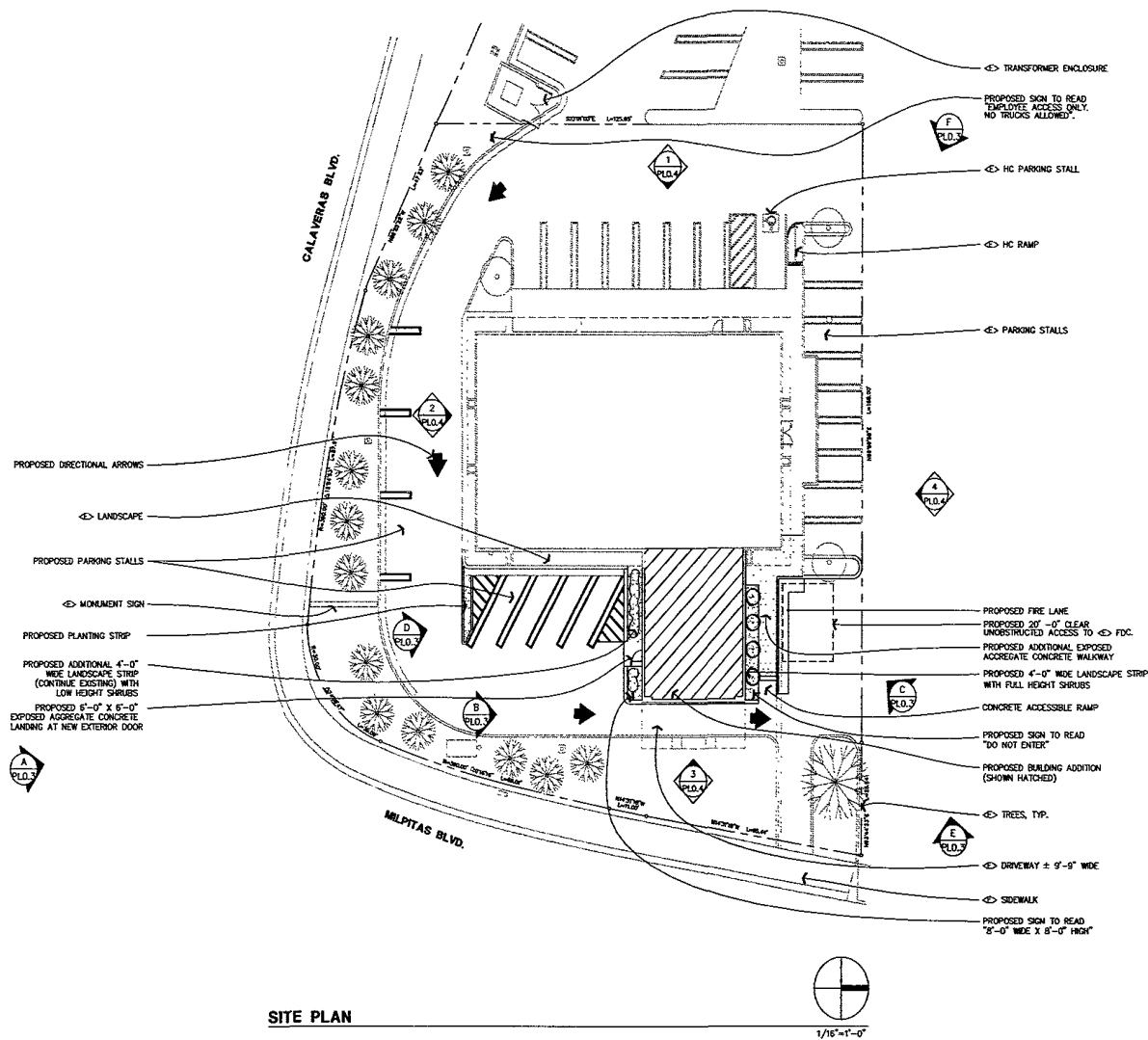
PROPOSED ADDITION OF 1,000 SQUARE FEET UNDER EXISTING PROPOSED BUILDING. STRUCTURE CURRENTLY USED AS A DRIVE-UP ATM AREA.

NOTE: SITE FEATURES PROPOSED:

1. ADDITIONAL LANDSCAPING
2. DRIVE THROUGH TO BE MARKED WITH "ONE WAY" ARROWS AND SIGNAGE FOR SAFER CONDITIONS
3. NEW PARKING STALLS
4. DEDICATED FIRE LANE AND ACCESS.

| | |
|---|------------------|
| EXISTING BUILDING AREA: | 5,000 S.F. |
| PROPOSED ADDITION: | 1,100 S.F. |
| CONSTRUCTION TYPE: | WN |
| EXISTING OCCUPANCY: | B OCCUPANCY |
| PROPOSED OCCUPANCY: | B OCCUPANCY |
| SPRINKLERED: | YES |
| REQUIRED ADDITIONAL PARKING SPACES (1 SP./180 S.F.) | 6 PARKING STALLS |
| PROPOSED ADDITIONAL PARKING SPACES | 7 PARKING STALLS |
| PARCEL NUMBER: | |

| | |
|-------|---|
| PL0.1 | SITE/ROOF PLAN |
| PL0.2 | PROPOSED FLOOR PLAN |
| PL0.3 | EXISTING EXTERIOR ELEVATIONS AND PHOTOS (FOR REFERENCE ONLY) |
| PL0.4 | PROPOSED EXTERIOR ELEVATIONS |
| PL0.5 | TOPOGRAPHIC PLAN (FOR REFERENCE ONLY) |

[illegible]

MILPITAS BRANCH EXPANSION

5 NORTH MILPITAS BLVD.
MILPITAS, CALIFORNIA 95035
PLANNING PERMIT SUBMITTAL



CAS Architects, Inc.
1023 Shoreline Boulevard
Mountain View, CA 94043
650.967.6800

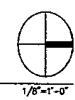
KEITH DACOSTA, AIA

SHEET TITLE:

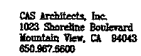
SITE PLAN

| | | |
|----------|----------|-------|
| DRAWN: | MM | SHEET |
| CHECKED: | NO | |
| DATE: | 03/25/03 | |
| SCALE: | AS SHOWN | |
| JOB NO: | 2002-148 | OF |

PL0.1

[illegible]

5 NORTH MILPITAS BLVD.
MILPITAS, CALIFORNIA 95035
PLANNING PERMIT SUBMITTAL



KEITH DACOSTA, AIA

SHEET TITLE:

PROPOSED FLOOR PLAN

| | | |
|----------|----------|-------|
| DRAWN: | MM | SHEET |
| CHECKED: | ND | |
| DATE: | 03/25/03 | |
| SCALE: | AS SHOWN | |
| JOB NO: | 2002-148 | OF |

PL0.2



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©



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B



D



A



$1/8" = 1'-0"$ **4**



$1/8" = 1'-0"$ **3**



$1/8" = 1'-0"$ **2**



$1/8" = 1'-0"$ **1**

[illegible]

MILPITAS BRANCH EXPANSION

5 NORTH MILPITAS BLVD.
MILPITAS, CALIFORNIA 95035
PLANNING PERMIT SUBMITTAL



CAS Architects, Inc.
1023 Shoreline Boulevard
Mountain View, CA 94043
650.967.6600

KEITH DACOSTA, AIA

SHEET TITLE:

EXISTING EXTERIOR
ELEV. AND PHOTOS
(FOR REFERENCE ONLY)

| | | |
|----------|----------|--------------|
| DRAWN: | MM | SHEET |
| CHECKED: | KD | |
| DATE: | 03/25/03 | PL0.3 |
| SCALE: | AS SHOWN | |
| JOB NO: | 2002-148 | |
| | | OF SHEETS |

